| 180.0 | 0010 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 773,200 / 773,200 |
| | | | | | USE VALUE: | 773,200 / 773,200 |
| | | | | | ASSESSED: | 773,200 / 773,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 504 | | APPLETON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CANNIFF DONALD J & MAUREEN C | |
| Owner 2: | TRS/ DONALD J CANNIFF REVOCABL | |
| Owner 3: | MAUREEN C CANNIFF REVOCABLE T | |
| Street 1: | 28 FABYAN ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry | Own Occ: N |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CANNIFF DONALD/MAUREEN - |
| Owner 2: | TRS/504 APPLETON TRUST - |
| Street 1: | 28 FABYAN STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1948, having primarily Vinyl Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9520.000 | 279,300 | | 493,900 | 773,200 |
| Total Card | 0.219 | 279,300 | | 493,900 | 773,200 |
| Total Parcel | 0.219 | 279,300 | | 493,900 | 773,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.36 | /Parcel: 496.36

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct** 122487

**GIS Ref**

**GIS Ref**

**Insp Date** 07/13/18

!14178!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 180.0-0010-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 279,300 | 0 | 9,520. | 493,900 | 773,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 271,500 | 0 | 9,520. | 493,900 | 765,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 271,600 | 0 | 9,520. | 493,900 | 765,500 | 765,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 214,700 | 0 | 9,520. | 486,900 | 701,600 | 701,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 214,300 | 0 | 9,520. | 374,000 | 588,300 | 588,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 214,300 | 0 | 9,520. | 352,800 | 567,100 | 567,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 214,300 | 0 | 9,520. | 324,600 | 538,900 | 538,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 205,800 | 0 | 9,520. | 303,400 | 509,200 | 509,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 18:29:21 |

**LAST REV**

| Date | Time |
|---|---|
| 12/31/18 | 12:53:08 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14178

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CANNIFF DONALD/ | 71911-355 | 1 | 11/20/2018 | Convenience | 1 | No | No | | |
| CANNIFF DONALD/ | 41647-13 | | 12/19/2003 | Family | 1 | No | No | | |
| BURNS RAYMOND G | 37516-142 | | 12/21/2002 | | 394,000 | No | No | | |
| | 10231-424 | | 3/13/1963 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 122487 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/26/2002 | 503 | Re-Roof | 3,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/13/2018 | MEAS&NOTICE | CC | Chris C |
| 12/18/2008 | Measured | 336 | PATRIOT |
| 3/13/2003 | MLS | MM | Mary M |
| 3/3/2000 | Inspected | 270 | PATRIOT |
| 1/4/2000 | Mailer Sent | | |
| 12/28/1999 | Measured | 263 | PATRIOT |
| 7/19/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9520 | | Sq. Ft. | Site | | 0 | 70. | 0.74 | 6 | | | | | | | | | 493,922 | | | | | | 493,900 | |

| Total AC/HA: | 0.21855 | Total SF/SM: | 9520 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 493,922 | Spl Credit | | Total: | 493,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98745072 |
| Adj $ / SQ: | 186.628 |
| Other Features: | 75000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 404729 |
| Depreciation: | 125466 |
| Depreciated Total: | 279263 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

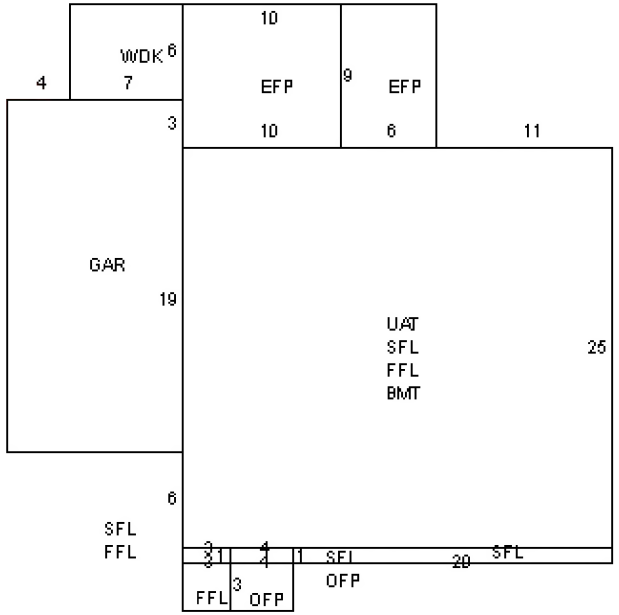
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 186.63 |
| Special Features: | 0 | Val/Su Net: | 104.33 |
| Final Total: | 279300 | Val/Su SzAd | 201.08 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 702 | 186.630 | 131,013 |
| FFL | First Floor | 687 | 186.630 | 128,214 |
| BMT | Basement | 675 | 65.090 | 43,933 |
| GAR | Garage | 242 | 25.010 | 6,053 |
| UAT | Upper Attic | 169 | 74.650 | 12,597 |
| EFP | Enclos Porch | 144 | 45.550 | 6,560 |
| WDK | Deck | 42 | 15.800 | 664 |
| OFP | Open Porch | 16 | 43.450 | 695 |
| | Net Sketched Area: | 2,677 | Total: | 329,729 |

| Size Ad | 1389 | Gross Area | 3183 | FinArea | 1558 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

180.0-0010-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|